



2007 00029681

Bk: 9336Pg: 98 Page: 1 of 2

Recorded: 11/30/2007 01:03 PM

Affected Premises:
95 Red Gate Lane
Amherst, MA

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS

that We, **RODERICK V. FRANCIS** and **REBECCA HOVEY**, of Amherst, Massachusetts,

for consideration paid and in full consideration of **THREE HUNDRED FIFTY-THREE THOUSAND and 00/100 DOLLARS (\$353,000.00)**

grant to **PAUL B. CAMBO, JR. and CAROL A. CAMBO**, husband and wife, as tenants by the entirety, of 8 Deerfield Drive, Wilbraham, Massachusetts,

with **QUITCLAIM COVENANTS**,

the land in Amherst, Hampshire County, Massachusetts, with the buildings thereon, known as 95 Red Gate Lane, and more particularly bounded and described in Exhibit A attached hereto and made a part hereof.

Executed as a sealed instrument this 28th day of November, 2007.

Witness

Roderick V. Francis
RODERICK V. FRANCIS

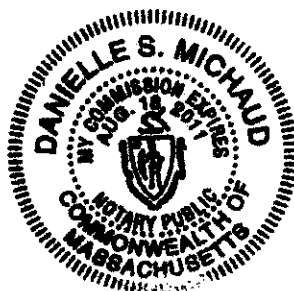
Witness

Rebecca Hovey
REBECCA HOVEY

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

On this 28th day of November, 2007, before me the undersigned notary public, personally appeared **RODERICK V. FRANCIS** and **REBECCA HOVEY**, and proved to me through satisfactory evidence of identification, which were [] Driver's Licenses [☒] Personal knowledge of the signatories' identities [] Other: _____, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



Danielle Michaud
Notary Public
My Commission Expires: 8-18-2011

MASSACHUSETTS EXCISE TAX
Hampshire District ROD #13 001
Date: 11/30/2007 01:03 PM
ctrl# 019406 10735 Doc# 00029681
Fee: \$1,609.68 Cons: \$353,000.00

EXHIBIT A

The land in Amherst, Hampshire County, Massachusetts located on the easterly side of Red Gate Lane, it being lot 10 as shown on a Revised Plan of Subdivision of Property of Susan Hills Skillings dated August 30, 1953, alternate plan, drawn by Russell Snow, registered surveyor, recorded in Hampshire County Registry of Deeds, Plan Book 43, Page 33, more particularly bounded and described as follows:

Beginning at an iron pipe set in the easterly line of said Red Gate Lane, it being the southwest corner of the tract herein described and the northwest corner of land of Robert S. Feldman and Dorothy O. Feldman as shown on said plan; thence N. 4° 52' E. two hundred fifty-five and forty-eight-hundredths (255.48) feet along the easterly line of said Red Gate Lane to an iron pipe; thence N. 13° 46' W. one hundred eighty-five and twenty-eight-hundredths (185.28) feet along the easterly line of said Red Gate Lane to an iron pipe at the southwest corner of lot 11 as shown on said plan; thence S. 66° 21' E. one hundred ninety-nine and ninety-hundredths (199.90) feet along the southerly line of said lot 11 to an iron pipe at the westerly line of land of Fred W. Edgington; thence S. 23° 39' W. three hundred eighty-eight and eighty-eight-hundredths (388.88) feet along the westerly line of land now or formerly of said Fred W. Edgington to an iron pipe at the northerly line of land now or formerly of said Feldmans; thence N. 66° 32' W. four and eighty-hundredths (4.80) feet along the northerly line of land of the said Feldmans back to the iron pipe marking the point of beginning. Containing 0.74 acre, more or less.

Granting also the right to use in common with others having rights therein the roadway known as Red Gate Lane as shown on said plan for all ordinary purposes of travel.

Excepting however the land conveyed by Bronislaw M. Honigberg and Rhoda S. Honigberg to Arthur R. Quinton and Rose M. Quinton dated May 23, 1967 and recorded Hampshire County Registry of Deeds in Book 1517, Page 136.

Being the same premises described in deed of Rhoda S. Honigberg to Roderick V. Francis and Rebecca Hovey, dated July 23, 2003 and recorded in the Hampshire County Registry of Deeds in Book 7397, Page 160.

ATTEST: HAMPSHIRE, Marianne L. Donohue, REGISTER
 MARIANNE L. DONOHUE